tors who bought farms in the outlying sections are reselling them readily in building sites, either vacant or improved with inexpensive houses. In a word, the statistics imply that special influences affecting the comparafively undeveloped region south of Prospect Park, influences which came into existence with the consolidation of the greater city two years ago, have been sufficient to offset the effects the rise in cost of construction which has acted as a check on real estate activity else-A line drawn across Brooklyn from east to

west through Prospect Park would divide the orough into two approximately equal parts.

The southerly half is made up of the Twentyxth, Twenty-ninth, Thirtieth, Thirty-first and Thirty-second wards, comprising the old towns of New Lots, Flatbush, New Utrecht, Gravesend and Flatlands. The most distant point in the region is nine miles from the Manhattan City Hall. In the district lie Coney Island, Brighton Beach, Manhattan Beach, and other of the metropolitan city's popular seaside

New Lots was annexed to Brooklyn in 1886. The act of incorporation contained this provision: "For the purpose of taxation the real estate included within the territory hereby annexed shall be assessed at the value of the land for agricultural purposes, unless the same shall have been at the time this act shall take effect, or shall thereafter be, divided into building lots." Flatbush, New Utrecht, Gravesend and Flatlands were absorbed in 1894. These towns, like New Lots, were predominantly agricultural communities, and, though the exation was specially affirmed in the case of Flatlands only, the Brooklyn city authorities applied the exemption throughout the five new wards. Under this system of taxation it was possible to continue the cultivation of truck farms at a profit, and the land continued to command a rent sufficient to pay carrying ex-

The popularity of the trolley introduced into Brooklyn half a dozen years before the consolidation of the greater city, caused electric lines to be promptly installed on the main thoroughfares leading to the beach resorts. which also, partly because of the influence of the bleycle, became the objective of an ambitious system of driveways and parking. By the time of consolidation the new wards were in an anomalous position. Great truck farms abutted on streets containing city transit facilities and lighted by electricity, none of which was farther away from the Manhattan City Hall than if it had been located on 125th street in Harlem. When the new city Charter went into effect

the outlying wards of Brooklyn were placed on the same footing with other localities in regard to taxation. Truck gardening became unprofitable, and land failed to pay carrying expenses. The change from rural to urban taxes acted as a pressure upon the original owners to realize present instead of prospective profits, while the condition of transportation facilities and particularly the outlook for their betterment appealed to speculative operators. The consequence was a condition of the market under which the owners of acre property, while realizing fair profits, sold at prices which real estate speculators all over the country considered low. Capitalists from Boston, Baltimore, Philadelphia, Buffalo, Rochester, Syracuse and possibly elsewhere joined in a buying movement inaugurated by local operators about 1897, as soon as consolidation was assured, and most of the farms have by this time passed into professional hands for subdivision. One of the big syndicates announced that for seventeen farms bought the average purchase price was some \$1,600 an acre or \$100 a lot. All were on lines of direct transportation to

A few months after consolidation the trolley lines were allowed to cross the Bridge, and passangers could ride from anywhere south of Park to the Manhattan City Hall without change of cars. The fare also was reduced from 10 cents to five. The transportation service was comfortable, rapid and tation service was commontable, rapid at inexpensive. The conditions favoring real estate development and speculation in the new wards were unprecedented. A single firm of suctioneers in two years sold at public vendue for various clients 6,000 lots at an average of 1132 per lot most of which contained no vendue for various most of which contained no of \$183 per lot, most of which contained no of \$183 per lot, most of which contained no atreet improvements, being merely plotted on the maps.

The method of development adopted in many

street improvements, being merely plotted on the maps.

The method of development adopted in many large operations is to lay out and grade the streets and put down sidewalks, and lay water and gas pipes and electric conduits, when building operations are begun. When the latter are far enough advanced, the streets are curbed and regraded, sewers are built and connected with the houses by drains, the streets and avenues are paved, usually with macadam pavement and stone gutters, but often with concrete base and top finish of asphalt. Then shade trees are set out and park areas and house lots are sodded and planted, the litter is cleaned up, and the settlement is finished and ready for occupancy. Lots, when not built upon, are sold under restrictions respecting the minimum cost, the character and the location of the building to be erected intended to insure the stability of the neighborhood.

Operations of this nature are not completed in a season, and some have been carried over into the period of high conditional cost. Moreover, the land having been bought cheap the rise in materials was not so prohibitive to building projects as elsewhere. At any rate, the host of companies which bought farms in 1897, 1898, and 1899 are marketing in increasing quantity at retail lots with some or all improvements. The sale of lots on the installment plan is brisk to small speculators, and as, at the prevailing prices, two-family houses constitute an advantageous investment, they also are readily disposed of. These circumstances explain the larger number of conveyances, coupled with the decreased average purchase price noted in the current real estate statistics. The activity in the new wards, the Twenty-sixth, Twenty-ninth, Thirtieth, Thirty-first and Thirty-second (to which may be added the Eighth, inasmuch as, though older, it is part of the same general section,) is sufficiently great to stamp the character of the Brooklyn real estate market. The activity in the suburban section would be more pronounced than it is were it no

#### Walks in Staten Island.

A correspondent thinks that the trolley tours printed in this column last Sunday could be improved upon by foot excursions from the car into the hills, which afford the commanding views. The trolley, while penetrating the Highlands does not reach the greatest elevations or the most picturesque places. The communication contains these trips:

First—Take the Silver Lake or Brighton Heights trolley from St George, and, after passing through St. George and Tompkinsville, leave the car at the foot of Westervelt avenue and the turnpike, thence turn to the left up a steep street to what is termed Grand View Heights, from where a view of Stapleton, New York Bay, the Narrows, Brooklyn, New York city and the ocean may be enjoyed; continue along Ward avenue parallel with the turnpike, until occident avenue is reached, where turn to Louis street at the further end of Grymes Hill; go down Louis street a short distance and thence turn into the first street to the left, Howard avenue, along which one may walk a mile or more, passing many handsome suburban residences and enjoying imagnificient views of the water and the surrounding country. Toward the end of the mile the road descends into the Clove Valley, where pedestrians can take the Midland trolley back to St. George.

Second—It it is desired to continue the tour for another hour instead of returning to St. George, cross the Clove road, and thence turn into Ellingwood avenue or Ocean Terrace, through which a gradual ascent leads to the Ocean Terrace, from where a view of the surrounding country is enjoyed at an altitude of 42e feet above tidewater. At the highest point of the Ocean Terrace, from where a view of the surrounding country is enjoyed at an altitude of 42e feet above tidewater. At the highest point of the Ocean Terrace is the residence of Mr. David J. Tysen. A short-distance beyond his house the road turns to the left, and if followed will take one hear the Moravian Cometery (where the Vanderblits are buried) at New Dorp, from where take the Midland trolley bac

Horse Tavern on the left, leave the car at Egbertville, commonly called Tipperary Corners;
from there follow the Manor road or Rockland
avenue to the junction of the Manor road and
Egbert avenue, which is the first macadamized
road to the right; at this point turn to the left
up a wooded road called Meissner avenue, and
ascend Meissner Hill to a point where a country
road turns to the left, taking one through the
woods and along the summit of Meissner Hill
for three-quarters of a mile, where the road
gradually descends to the village of Richmond
and the Midland trolley, which takes one back
to St. George.

The Trinity Realty Company has sold for the Citizens' Savings Bank to C. McCarthy the unfinished six-story apartment house on a plot 75x100 on the north side of Ninety-seventh street, west of the Boulevard.

Hary D. Winans & May report the sale of No. 18 East Sixty-sixth street, a four-story brownstone house, 25x60x100.5 for the estate of Mrs. Mary B. Harmon. The same firm sold the house to Mrs. Harmon in 1898.

David Stewart has sold for Gillie & Ungrich to Max Marx No. 467 West 153d street, a three-story limestone dwelling on a lot 18x09.11.

M. W. Bruce passed title to Nos. 740 and 712 Broadway to Catherine W. Loney yesterday. This was a gift between relatives and the property is just south of Astor place on the east side of Broadway.

Real Estate Transfers.

DOWNTOWN. DOWNTOWN.

(South of Fourteenth at.)

Centre st, e.s. 133 a Hester st, 22.4x125.4 to Haxter st x irreg. J Bruce Gibson and and to Florence M Dow, r. 8 ± 0.1.0 part...

Charlton st, 6, s. 8, 22x56; Peter Berk to Josephine Berk, r. 8 ± 4, mige \$±,000.

Hester st, 113, n. 8, 21.8x75; Hyman Nanes and and, excis, to Mayer Raimonovitz, r. 8 ± 0.50, mige \$17,000.

Broadway, 740.742, e. s. 51.1x114.1x54.5x gs. 9. M W Bruce to Catharine W Loney...

EAST SIDE.

East of Fifth as, between Fourteenth and 110th stal Park av. 1240-1251, e s. 50x100; Elias Gus-saroff and ano to Fannie Hahn... WEST SIDE

(West of Fifth ar, between Fourteenth and 110th sta.) Broadway, s w cor 99th st, 100.11x100: New York and Rosendale Cement Co to Samuel R Betts, r s 25c. Same property; Consolidated Brick Co to Same property: Consolidated Brick Co to same, r s 25c. Same property: Jarvis Benjamin and ano to same, r s 25c. 25d st, s s. 118.9 w 8th av, 18.9298.9: Joseph H Wigger to Emma B Matthaens, r s \$7, mtgc \$10,000.

HARLEM. (Manhattan Island, north of 110th st.) Zist st, s s, 339 w 7th av, 18x100.11; Edward J Brockett to Frederic P Sands, mige J Brockett to Frederic P Sands, mtge \$15,000... 161st st., n.s., 300 w Amsterdam av, 50x99.11; Emma Schwartz to Amelia Stiner, r.s.55. 133d st., 4 E., 20x9.11; Fredrich Kraus to Anna Markman, r.s.\$1, mtge \$17,500... BRONX. (Borough of The Brons.)

153d st, se cor Melrose av, 20x100; Thomas D Malcelm to William B Altken, r s \$8, D Maledin to William B Altken, F S. 10, mtge \$24,000.

135th st. n. s, 150 e Lincoln av. 100x100: William F Carroll to William W Davies.

156th st. n. s, 500 e Kelly st. 25x100; George F Johnson to John F Gilhooly and wife.

135th st. n. s, 1000 w Home av. 100x100; Annie Campion to Columbia Mutual Building and Loan Association, r. s \$27, mtge \$40,000.

Recorded Leases.

Greenwich st. 260, store, &c; John G H Ahrens to Louis Baeppler, 2 yrs... 3d av, 2643, Anton Spiehler to Charles Degen-

Gouverneur st, 28; Mamile Levenson to Jacob Jacobs, 5 yrs... 185th st, 982 E, store, &c; Sabina Bund to Fred W Darling, 3 yrs... Avenue C, 130, store, &c; Samuel Grossman to Max Deutsch, 8 mos, with renewal privilege. Avenue C, 129, store, &c; Samuel J Cohen to John Lyman, 2 yrs.

Recorded Mortgages.

DOWNTOWN. (South of Fourteenth st.)
[Where no interest is stated read 5 per cent.] 

EAST SIDE (East of Fifth ar. between Fourteenth and 110th sts.) BRON X.

(Borough of The Brons.) Georough of The Bront.)

3d av. e. s., 56 s. 141st st. Andrew J. Rogers to
Marie E. Rogers, 1 yr.

135d st. s. s. 300 e. Cypress av. Anna Schoneweg to William H. Payne, secures allowapces, 6 per cent.

Webster av. e. s. 88 s. 167th st., Adolph Wexler
to Charles T. Dotter, 5 yrs.

156th st., n. s., 50 e. Kelly st., John P. Gilhooly
and wife to George F. Johnson, 5 yrs, 4 '2
per cent. per cent 187th st, n s, 80 w Jackson av; Frank Fornace to Hudson P Rose, 8 yrs....

Assignments of Mortgages. Cohn, Waiter J, to Charles E Muriagh and ano. 1-3 part.

Gallagher, Annie, to Morris Frank, exer, &c. Jackson, isldore, to Sigfried Wittner.

Karpas, Gottlieb M, to Fauline Shapiro...

Lowenfeld, Pincus, and ano to State Bank..

Sprung, Isaac, to Tarrytown National Bank.

Todd, Mary S, to Cornella K Manley.

Todd, Robert W, to Anna I Lyman.

Rogers, Marie E, to George W Germaine.

Fred Oppermann, Jr. Brewing Co to Tarrytown National Bank.

Woodbury, S Emille, guardian, &c. to United States Trust Co...

1,500

Mechanics' Liens.

Amsterdam av. n.e. cor 139th at, 100x100; The Alignum Co vs Charles T Barney et al.. Riverside Drive, n.e. cor 115th at, 75x100; Clarke & Hogan vs James Butler and Homer J Beaudet.. 116th at, 308 W; John J Halloran vs Jennie 492.75 Hussey
Trinity av. n w cor 166th st, 72.9x84.3; Harry
W Hell vs Walter McLaughlin.
167th st, s e cor Franklin av, 125x100; J P
Duffy & Co vs James T Barry and Thomas
Brennan.
50th st, 54 E. Ewout J Van Saun vs Walter
D Buchanan and Charles Buck, Jr. 200,00

Satisfied Mechanics' Liens.

8th av. 5 e or 25th st, 27.3x62; The Canton Steel Rooting Co vs Mary I. Fraser et al. Aug 30, 1900.

Same property: Margaretha Maass ve same. 763.40

Same property; Anthony G Imhof vs same. 2,100.00

3d av. e s. 125 n 171st st. 100x100; Felix Angelora vs John C Rodgers, vacated, Nov 21, 1899. Satisfied Mechanics' Liens.

Stanton st. 304; Mary A Lawrence va Barned and Louis Cohen; atty. J K Hayward. Hampden st. a s., 150 w Grand av. 25x100; Warren B Sammis vs Richard S Treacy et al; atty. W E 58th st, n e cor 9th av, 125x100.5; The German Savings Bank vs John M Ruck et al, atty, A H Mosle.

SECULIA S

1090



REAL ESTATE BOARD OF BROKERS OF THE CITY OF NEW YORK, NO. 111 BROADWAY.

> WANTS AND OFFERS. business investment property in exchange for free and clear country residence, stone house and stable; value, \$125,000.

WANTS.

FOLSOM BROS. 835 Broadway—Want plots 80x 100 and 100x100, corners preferred, in the Seventh and Eighth wards. Also, small house in fair location below 70th 8t; price, not over \$15,000.

B. L. KENNELLY & CO., 7 Pine St.—Want tenement, lower East Side, for eash buyer. Also, large dwelling suitable for institution. Also, dwelling, 73d 8t. to 90th 8t., west of West End av., four story and basement, at about \$30,000.

CHAS. GRIFFITH MOSES & BRO., 1929 Amsterdam Av.—Want a small house on the West Side in exchange for two well located lots.

RULAND & WHITING, 5 Beekman St.—Want country place about one hour from New York (Long Island property preferred), value \$65,000, in exchange for first-class downtown investment property rented to one tenant. Also, a 25-foot house on Murray Hill for a cash customer.

RICHARD ALEXANDER, 46 Kingsbridge Av.—Wants equity in business property for a free and clear piot on Jerome av. containing about 45 lots; will take back mortgage on part of plot to adjust difference.

JOHN P. KIRWAN, 1508 Broadway—Wants plot 80 to 75 feet, between 34th and 42d sts., 6th to Lexington av., or Lexington av., between same streets, suitable for improvement.

WOOD & MILLER, 219 West 125th St.—Want lots or private houses for throve decrease in Harlem, seven-story apartment; price, \$100,000, mortgage, \$110,000, electric plant, stores &c. Also, a modern house or a fast for a fine corner in Harlem, seven-story apartment; price, \$100,000 mortgage, \$110,000, clearing plant, stores, \$775,000, mortgage, \$40,000; can be made free and clear; terms to suit.

J. CLARENCE DAVIES & CO., 3d Av. and 149th St.—Want 100 to 125 acres on line of Harlem Rail-

J. CLARENCE DAVIES & CO., 3d Av. and 140th St.
—Want 100 to 125 acres on line of Harlem Ratiroad between Mount Vernon and White Plains,
from \$200 to \$500 per acre.

DE SELDING BROS., 149 Broadway — Want business
property for cash customer; must show satisfactory income for investment. Also, factory somewhere in the vicinity of New York city at a reasonable rent for responsible manufacturing concert. oern.
M. H. FOLSOM, 14 West 29th St.—Wants Murray
Hill private house, 25-foot front, on the south side
of the street and between Park and 5th avs. Also,

Cym Field Judson HOUSES FOR SALE AND RENT,

Furnished and Unfurnished, in most desirable sections of the city. to Westchester County and out of town proper Telephone 2008—38th St WM. HENRY FOLSOM,

Real Estate Agent, Broker, Appraiser. Economical management of estates a specialty.

J. Edgar Leaycraft & Co.

REAL ESTATE. AGENTS, BROKERS, APPRAISERS,

1507 Broadway, cor. 44th St.

City Beal Estate. Borough of Manhattan-Sale or Rent. Above 14th St .- 5th Av. to North River.

WATER FRONT OF 8 LOTS ON NORTH RIVER BETWEEN SATH AND SOTH STS. WITH BULKHEAD RIGHTS AND LAND UNDER WATER. SELL OR LEASE.

WILLIAM M. RYAN, 140 BROADWAY.

ELEGANT FOUR-STORY AMERICAN BASEMENT HOUSE, 273 West 89th st., STABLER & SMITH,

PLOTS on upper Broadway and other choice loca-tions, with bast ding loans. FOLSOM BROTHERS, 855 Broadway. BARGAIN, West 22d st.-Four-story house: per feet order: modern improvements; \$18,500.
FOLSOM BROTHERS, 835 Broadway. Above 14th St. - 5th Av. to East River.

A TTRACTIVE RESIDENCES in Murray Hill see tion: prices ranging from \$15,000 to \$75,000. FOLSOM BROTHERS, \$35 Broadway. ONLY \$1,000 cash required; five story double tenement East 45th st. \$17,000. FOLSOM BROTHERS, \$55 Broadway. Washington Heights, Antve 125ta St., west

THREE-STORY FACTORY BUILDINGS, 131st st., near North River, \$32,000; offers wanted. FOLSOM BROTHERS, 835 Broadway.

Dwelling houses Co Let.

A. HOUSES, unfurnished and furnished, in de strable locations: rents, \$1,200 to \$18,000. FOLSOM BROTHERS, 835 Broadway.

Unfurnished. 46TH ST., COR. 6TH AVE. back to St. George.

Third—Take the Richmond car of the Midland trolley at St. George and after passing the Moravian Cemetery on the right and the Black

ASHFORTH & CO., 1509 B'WAY.

Stit to 13th st. near 5th av : brices reasonable.

WM. H. FOLSOM. 14 West 29th 5t.—Offer 5th av.
investment property; 25-foot front, with "L" to
side street; property rented to one tenant; building altered for business; for sale to close estate.
Also, large private house near 5th av. between
14th and 23d sts., with rear outlet; suitable for
business; to close estate, price reasonable. Also
investment business building near broadway,
paying 6 per cent net; leased to one tenant on
guaranteed lease. Also, corner single flat below
34th st. will exchange for private house between
23d and 42d sts. west of Lexington av. Also,
country residence less than one hour from New
York etty with Hudson River waterfront, stone
house and stable, greenhouse and all modern
improvements; owner going abroad to live; opportunity for rich business man. Also, to close esment house, built by Buck only lately; situated on
the West Side in the 80s; 22x60x100; mortgage,
\$25,000 at 445 per cent. the West Side in the Sos. 226,000 at 445 per cent.
CHAS, GRIFFITH MOSES & BRO., 1029 Broadway
Offers a plot suitable for bachelor apartmen
house at a bargain. Also a house stable and two
jots. 50x100, near Rapid Transit station; owner
will sell at a sacrifice.

#### To Zet for Business Purposes. CHARLES H. EASTON & CO. FACTORY PROPERTIES

to their department devoted exclusively to leasing lofts and buildings for business purposes. There is an unusual demand at present for this class of property. We will be plensed to receive from owners and agents particulars of lofts to lease, or the manager of this department will call and obtain same at your request and convenience.

116 West 42d st.

Telephone, 795—38th st.

A UNION SQUARE CORNER. Store and Basement to be leased. THOMAS & ECKERSON,

35 WEST 30TH ST. AT 1215 Broadway, Daly's Theatre Bullding -Large and small Offices and Studios; all

have been refitted. THOMAS & ECKERSON. 35 West 30th st. BARBER SHOP, corner 5th av. and 54th st.; elec-tric light, steam, all modern improvements; con-D trie light, steam, all modern improvements; con nected with bachelor apartment house. WILLIAM HENRY FOLSOM, 14 W. 29th st.

BUILDINGS, stores, lofts, offices: exceptionally fine list this and other destrable locations.
FOLSOM BROTHERS, 835 Broadway. 7TH AVE., 715. STORE AND BASEMENT; fine location; \$720 year ASHFORTH & CO., 1509 Broadway.

Lints and Spartments to Zet-An-

furnished. Above 14th St., West Side. An apartment with steam heat and hot

water, on Broadway, No. 2333, near 85th st.; rent, \$50. THOMAS & ECKERSON, 35 West 61st ST., 26 WEST - Exceedingly light

apartment of eight rooms, bath, elevator, steam, hot water supply. THOMAS & ECKERSON, 35 West 30th st. At 110 and 112 West 104th st.-Handsome

Apartments of seven rooms, bath; steam, hot water; \$35 to \$42. THOMAS & ECKERSON, 35 West 30th st.

130 West 91st'st .- A very nice Apartment of seven rooms, bath, steam, hot water supply; \$55. THOMAS & ECKERSON, 35 West

72 DST., 362 EAST-Apartments in the improved dwelling. 4, 3, 4, rooms; all light; baths; laundry; hot and cold water; 8 to \$13,50; halls heated. FOLSOM BROTHERS, 835 Broadway. TH ST., NEAR BOULEVARD-Seven

ASHFORTH & CO., 1509 BROADWAY, NEAR 44TH ST.

Lis Pendens.

29th st. st. nes. 110 sej5th av. 25199.11; 3d av. e. s. 75.7 s 104th st. 24.10x110; Bertha T Shupe vs William H Breisecher et al. partition; atts. G W Stephens. 102d st, ss, 130e 4th av, 25x100.11; James F Halpin vs Jacob B Kellogg and ano, to impress vendee's lien, &c.; atty S Lovy.

Beal Estate.

Real Estate. Co. Magdalena River Colonization

Empire Building, 71 Broadway,

New York City.

[ Colombia, South America.

The Cartagena Terminal and Improvement Company, Limited, has a tract of land,

(Three Hundred Thousand Acres)

on the east bank of the Magdalena River, about five hundred miles from the coast. It is about 1,000 feet above the level of the sea, and has a frontage on the river of about 25 miles. Our company has determined to sub-divide the same into 20, 40, 50 and 100-acre farms, and sell at \$5 per acre, payable \$1 per acre cash, and \$1 per acre in 1, 2, 3 and 4 years, without interest. The climate, soil, and productions are the same as Southern California, to which are added Tropical Fruits, such as Oranges, Lemons, Limes, Grape Fruit, Pine Apples, Grapes Cocoa, and Rubber Trees, Ginseng Root, Tobacco, &c. There will be some of the best farmers of Switzerland, Fra ice, Germany, Holiand, Belgium, England, Canada, and others from many of our United States. Some New England farmers already located. Our lands front twenty-five miles on the river. Steamers ply between there and Cartagens and Barranquilla, several times a week. We expect to have five hundred settlers located in one year. In order to carry on the work of colonizing this vast tract of land, the company has incorporated its land business in the name of

"The Magdalena River Colonization Company." Capital Stock, . . . . 1 50,000 (Unassessable) Shares,

The property will be divided into 20, 40, 80 and 100-acre farms, and sold to the first 500 settlers at \$5.00 per acre, payable \$1.00 per acre cash, and \$1.00 per acre in four equal annual payments,

Without Interest.

Shares of stock in our company, exchangeable at any time for land in our colony.

will be laid out in 1,000 lots of ONE ACRE EACH. Four lots in each block. The company will try and induce the purchasers of farms to select the town lots for their residences, independent of their farms. That is, those whose farms will be located within 3 or 4 miles of the town. If this is acceptable it will be the means of securing good, congenial society, and make our colony attractive. To those who accept of this offer, a town lot will be donated.

The prices of town lots will range from \$25 to \$50 each, and those fronting on the RIVER BOULEVARD will be \$100 each. Each town lot will have a frontage of 200 feet on two avenues.

Surrounding the town site will be two rows of 20-acre farms, and the balance will be laid out in 40 to 100-acre farms.

On the south side of the town site a park of 100 acres will be reserved, fronting the Magdalena River, for a

to be beautified with beautiful shade trees, many of which are on the ground.

At a later period a farm school will be established, for the education of boys. In the Town, About 20 parks of 4 acres each, will be reserved for the use of our settlers, and blocks of 4 acres each, will be donated to schools, churches, public library, town hall and benevolent societies, such as Masons, Odd Feliows etc.

In addition to the agricultural products mentioned, we have thousands of acres of all varieties of hardwoods, such as Mahogany, Lignum Vite, Econy, Oak, Spanish Cedar, Ash, Laurel, Redwoods-suitable for cabinet work. Also Cinchona, Copaiva, Sarsaparilla, Cinnamon, Cloves, Arrow Root, Ginger Root and Ginseng Root.

Manufacturing. We are prepared to assist and encourage any desirable manufacturing business that may seek opening in our colony. We intend that it shall be an

where we will have the following:
Carriage and wagon factory, b'acksmith shops, furniture factory, cigar factory, box factory, shee factory, lee factory, an electric plant, agricultural implement works, from foundry, mining machinery, flour and grist mill, saw mills, and within a few years other industries will follow.

Referring to the above we desire to say that we shall not attempt to induce any settler to locate in our colony who has less than Five Hundred Dollars (\$500), simply for the reason that if he has that amount he is sure of a living for three years, by which time, if he is a capable, energetic worker, he is insured success.

In locating "River-ids," "Passadena." "Ontario" and other colonies in Southern Culifornia the limit was One Thousand Dollars; hence the world-wild, well-known success of those colonies. Settlers can make sufficient to live on the first year in poultry business, butter-making and raising corn and vegetables, bananas, plantains, etc.

Fish and Game.

Settlers will require but a limited amount of fresh meats, as there is pienty of wild game, such as deer, rabbits, hare, wild turkey, prair e chickens, ployer, quali, doves, etc. All kinds of river fish abound in the Magdalena and Negro rivers sufficient for home use.

Planting and Care of Improved Places.

Mr. Elisha J. Mann, our superintendent, will plant any size tract for intending settlers with such fruit trees, cocoa, rubber trees, etc., as may be designated, contracting to carefully care for such groves or orchards until full bearing or taken possession of by its owner. OFFERS.

3. L. KENNELLY & CO., 7 Pine St. — Offer Lexington av. near 75th st., three story and basement dwelling, 17x55; price, \$12,000; mortgage, \$8,000 at 5 per cent. Also, 84th st. near Riverside Drive, three-and-a-half-story high stoop brownstone dwelling, with extension 18x102; price, \$22,000; mortgage, \$18,000 at 5 per cent. Also, plot 60x100 in 52d st., between 8th and with avs.; price, \$37,000. Also, single flat in 55th st. near Central Park West; rent, \$2,800; mortgage, \$24,000; might exchange.

FOLSOM BROS. \$35 Broadway—Offer desirable plots in upper Broadway and other choice locations with building loans. Also attractive residences on Murray Hill: prices ranging from \$15,000 to \$75,000. Also, five-story double tenement on East 48th st. near 2d av., \$25,100; price, \$17,000; only \$1,000 cash required. Also, desirable houses 8th to 13th st. near 5th av. ordices reasonable.

WM. H. FOLSOM. 14 West 29th St.—Offer 5th av. Lumber Mills.

If any lumber mill men will undertake the erection of a first-class mill our company will donate a sufficiently large tract of land to warrant them in doing so. Our settlers must have lumber to build and the railroads must have ties and sleepers.

Our Pioneer Colony is sure to meet the approval of every intelligent citizen of Colombia, as, if it proves a success, other colonies will be sure to follow.

We do not wish to patent our efforts to colonize in Colombia but will aid any other similar entertake in agent way in our power.

We desire to notify our correspondents that there is a work entitled "THE REPUBLIC OF COLOMBIA." of about 130 pages, beautifully illustrated with views from all parts of Colombia, which is issued by the Consulate of Colombia and can be had for One Dollars.

If you will forward that amount to this office a copy will be forwarded to you postage paid. It is well written and perfectly reliable and to any one thinking seriously of making their future home in Colombia, the richest and most prolific of all South American Republics, it will be one of the best investments one could make.

STEAMSHIPS LEAVE NEW YORK EVERY SATURDAY FOR CARTAGENA, COLOMBIA, S. A., and from there Settlers are taken by our own railroad and steamship to our Colony.

Parties desiring to subscribe for Shares of Stock in our Company can do so by paying Two Dollars a share cash, and one dollar a share per month, for eight months.

Remit by Express money order, or Post Office money order.

Send 5 cents in stamps for pamphlets, maps and photographs.

Applications for stock or lands can be made at our office, 1014 Empire Building, 71 Broadway, New York.

W. H. MARTIN, Clanager.

W. H. MARTIN, Manager.

Note.—We desire to notify our correspondents and others, who may take an interest in our Colony, that since we commenced advertising our enterprise in the

"New York Daily Sun"

we have secured through said medium the most important industry needed in the establish-

First Class Colony,

namely, a first class saw mill, to be operated by a well known mill man of Indiana, who has purchased 3,200 acres of our hardwood Timber land, at \$10 per acre. In addition to cutting his own Timber, he agrees to purchase for eash any timber cut by any settler on our Colony, and haulthe same to his mill. He will also do Custom Work for any Settler. Through the same medium of advertising, we have applications for 40 and 80 acre farms, from more than 50 settlers in Massachusetts. 50 from Missouri, and over 100 from other States.

### Magdalena River Colonization Co.,

Room 1014, Empire Building, 71 Broadway, New York.

A TRUST FOR THE PEOPLE

OFFERS YOU A **HOUSE** 

Brooklyn.

Flushing.

Staten Island.

New Jersey.

New York, a house beautiful in design, modern in finish and replete with every convenience, allowing you to occupy and pay for it at NOT MORE THAN YOUR PRESENT RENT. ABSOLUTE OWN-ERSHIP, MOST REFINED NEIGHBOR-HOOD.

Within a short distance of City Hall,

Lots for safe investment; small payment down; will double in value soon.

> Call or write us for tickets. 60-62 Liberty St., Manhattan.

City Beal Estate.

Auctioneers. Agents.

Geo. R. Read, REAL ESTATE.

Head Office: 60 Cedar St., near Nassau Branch: 1 Madison Ave., 23d St. Appraisers.

Brokers. Never Before Offered!! New American basement house, now approaching completion, for sale. This house is being finished in irreproachable style, and is situated in the heart of the fashlunable section, close to Fifth Avenus.

WHITEHOUSE & PORTER, 509 Fifth Avenue. ST. NICHOLAS AV., 158TH ST. Homeseekers, look at and get bargain prices; six elegant Indiana bluestone, swell front, up to-date houses; fine view; best value for price on Heights; high stoop; three-story, basement, cellar; hardwood throughout; at one-third less than present cost to build; 70 per cent mortgage if desired E. B. TREAT, owner, on premises, or 241 West 23d st. Gity Real Estate.

Borough of Manhattan-Sale or Rent, Above 14th St .- Sth Av. to East River.

Prominent corner, upper Third avenue business property, 50x100, modern 5-story building; steam heat and elevator; leased to two responsible tenants 5 years; rental, \$11,000; 75 per cent. can remain on B. and M. Address MONTROSE, box 109 Sun office.

129 TH ST, 21 EAST, between Madison and 5th avs—Three-story, high stoop, private dwelling house; hardwood throughout; open plumbing; nest location in Harlem; house is in first-class condition throughout; can be seen at any time; owner on premises. 129 TH ST., 26 EAST—Three story frame dwelling in first-class order: full lot; immediate possession. OWNER, 21 East 129th st.

Above 14th St .- 5th Av. to North River. FOR SALE - Five magnificent limestone, three POR SALE - Five magninosh limestone, three-story and basement houses; hardwood through-out; open plumbing; every modern convenience; situ-ate on the north side of 162d st., between Amsterdam av. and Broadway; very easy payments; monthly, if desired; caretaker on premises; title guaranteed. QUACKENBUSH & WISE, Counsellors at Law, 163 Broadway, Borough of Manhattan, New York city. City Rent Estate.

Borough of Brooklyn-Sale or Rent.

## The Future.

You buy a home for the future no less than for the present. You can easily see what South Midwood is now. This is to point out some of the qualities which it will have.

# South Midwood

It is and will be the "country in a city." It is laid out with scrupulous regard to future beauty, and jealously restricted.

As to value: South Midwood is a region where values have multiplied in two years. Brooklyn's finest residence street will soon be Ocean avenue, which runs through South Midwood. But no one who has seen it once can doubt that its future is written plain. Improved rapid transit, new bridges, the East River Tunnel will bring South Midwood much nearer New York than the Prospect Park Slope now is.

South Midwood is destined to be one of the show "model districts." It is now a most desirable home-place—you are indeed hard to suit if you do not "wish you could live there."

A limited number of handsome, thoroughly first class, modern 12 and 14 room houses from \$7,000 to \$9,000. Villa plots of any desired size not less than 50 feet front.

The best argument we have is "come and see." Two main trolley lines: Marcy Ave. (marked "Ocean Ave.") and Flatbush Ave. (marked "Bergen Beach" or "Vanderveer Park.")
Write for illustrated booklet, information and maps.

Germania Real Est. Co., S'TH MIDWOOD OFFICE, 1,364 Flatbush Ave.

NEW YORK OFFICE, 38 Park Row.

#### SLOCUM PARK COMFORT SHEEPSHEAD BAY PARK BRIGHTON TERRACE BY THE SEA.

Within 5 minutes of the Ocean-and 35 minutes from N. Y. City Hall.

LOOK AT OTHER PROPERTIES AND THEN VISIT OURS. The Opportunities of the Past Are the

Opportunities of To-day. Think what the result of the extension of the Rapid Transit Tunnel through the Bor-

ough of Brooklyn is going to bel It will revolutionize values. It will result in a boom unparalleled in the history of

Greater New York. AND RAPID TRANSIT FOR BROOKLYN IS BOUND TO COME.

5c. Fare.

The section occupied by the above properties will be the first to receive the benefit of the tunnel extension. The great home settlement of the future will be located here.

### LOTS SOLD ON EASY TERMS.

The properties are all carefully restricted and fully improved. There are macadamized streets and improbed side walks, shade trees, water, gas and electric light, Public Schools, and fire and police protection.

For terms and further particulars apply to Sales Office, Ave. P. and Coney Island Ave.,

MIRABEAU L. TOWNS, 375 Fulton Street, Brooklyn.

(Near Bensonhurst) 74th st., near 18th av.: Queen Anne house for sale cheap; might exchange for small private in centre odity. A. J. WALDRON, 1113 Bedford av., B'klyn. TWO-FAMILY HOUSES—Two-story and basement stone fronts; just completed: all houses on block two-story stone; 9 sold Decaturat, between Howard and Saratoga avs. OTTO SINGER, Butlder. PUTNAM AVENUE—3 story and basement: mod-ern; i rooms: brownstone house; newly deco-rated, excellent location; \$6,000; make offer, M. STUAR I FORD 1090 Fulton at \$200 DOWN-Two sold this week; handsome 2-story and basement brick dwellings, only 13.100; Milford st. and Glemmore av. Montauk sta-tion, Kings Co. L. CHAS. S. FORBELL, wher, on

Borough of Manhattan-For Sale. EXCEPTIONAL OPPORTUNITY. \$12,000 equity in high class, upper West Sid \$12,000 equity in high class, upper West Side apartment house; fine investment, to exchange for a country seat vicinity New York, with water frontage or near good fishing. EQUITY, Sun. Harlem. FOR SALE-Paying furnished room house; bar-gain right party: vicinity Union Square. K., 162 East 23d st.

Borough of Bronx-Sale or Rent. RENTERS. SEVEN large, light corner rooms and bath; three-family house: good neighborhood; 8 minutes' walk from L station at 155th st. and 8th av; rent, \$25. Also on-ball two-family house; 5 rooms and bath; \$18.50; slways open. E. OSBORNE SMITH, Ogden av and 165th st.

FOR SALE-Good investment; 1626 Bathgate av. house. 7 rooms: bath; all improvements; los

City Real Estate.

Borough of Brooklyn-Sale or Rent.

**Brooklyn Tunnel Assured** 

# YALE PARK

Within 20 Minutes of N. Y. City Hall.

That Means a Big Increase in Value. ONLY A FEW MORE LOTS AT PRESENT

OUT INTEREST

#### Smith Street. DeKalb and Franklin Avenues (Coney Island Car) to Avenue B and Coney

TO HOUSES TO SELECT FROM,

Brooklyn office, cor. Flatbush Ave & Midwood St. New York office, 149 Broadway, Open evenings until 9. Sundays and Holidays SEND FOR ILLUSTRATED BOOKLET.

# **IDEAL**

I offer four beautiful Queen Anne houses in best portion of Vanderveer Park (New York ave., between G and H sts.), on double wide lots. Two main trolley lines within three blocks. Eight to 9 rooms, with bath; all modern improvements; open plumbing; enamed bath tubs; Italian marbie basins, &c., &c.; installments or cash; \$500 to \$500 down. Addres or call on WILLIAM BERLINGER.

PLATS TO LET on the Park Slope, Brooklyn—350 6th av., near 3d st., 1st flat, 6 rooms and bath, \$18; 3A4 6th av., near 3d st., 2d floor, 7 rooms and bath, \$20; 330 6th av., near 3d st., 2d floor, 7 rooms and bath, \$20. These flats have been thoroughly overhauled and are in first-class condition and will be rented to small, responsible families; the location is central to schools, churches, stores, trolley and one block from 5th av. clevated and three blocks from Prospect Park entrance. Call at our office on corner and examine.

JOHN PULLMAN,

819 6th ave., cor. Third st.

CLOSE BY THE SHORE ROAD. Basy terms: 30 minutes to Manhattan: 5 cent fare; optional transfer. 73d st. and 1st av. GELSTON, Builder.

12TH ST., 398 EAST, between Avea C and D.

+First floor apartment in private two-family
detached house: six rooms and bath; rent, \$25 per
month; convenient to "L" and trolleys; open Sunday. GREENE AV., NEAR BEDFORD.

Monroe St., near Bedford Av. A. J. Waldron, 1113 Bedford Av. Hancock St. nr. Tompkins.
Three-story brownstone, 12 rooms.
A. J. WALDRON, 1118 Bedford av., B'klyn. ulncy St, near Bedford Av.

Taree-story frame, 11 rooms.
A. J. WALDRON, 1113 Bedford av., B'klyn. Borough of Queens-Sale or Rent.

Ready for Immediate Occupancy.

LONG ISLAND.

The most attractive and accessible settlement in Greater New York.

#### CORD MEYER & CO., Elmhurst, L. L. 62 William Street, New York. Telephone 41 Newtown and 1961 John, N. Y.

Beautiful new Colonial residence; 9 rooms and bath; every improvement; hardwood trim; mirror mantels; furnace, nickel plumbing; large veranda; fine shaded street; bon-ton neighborhood; very conveniently located; cheap and on easy terms; open

REAL ESTATE, JAMAICA AND JEFFERSON AVES., RICHMOND HILL.

## A few of the bargains we have to offer in Queen inne and Colonial Cottages in New York's finest

Open nickel plumbing and hard wood cabinet trim.

Convenient to trolley or L. L. R. R. depot.

It will pay you to call on us. JOEL FOWLER REAL ESTATE CO.

Jamaica Real Estate. I have farm of \$3 1-3 acres with a frontage of \$,000 feet on one of the best trolley lines in Greater New York and is suitable to cut up in building lots. For terms apply to

GEO. T. WATTS; 385 Fulton St. Jamaica, N. Y.

Money to loan on Bond and Mortgage.

PORT RICHMOND, S. I. House, 11 rooms; water, range, tubs, etc.; lot, 50x 100; price, \$2,800; easy terms.

\$200 to \$350

FOR FULL LOTS, ON EASY TERMS, WITH

NOTHING LIKE IT ON THE MARKET.

Bring this "ad" and the trip costs you nothing.

Brighton Beach trains to Kings Highway, or

Beautiful, Artistic Homes 80 MINUTES FROM PARK ROW.

and wood street, just off Platbush ave.; restricted neighborhood; stone houses of Story Houses Swill and square fronta Box stoops.

These houses are modern in every particular.
The rooms are arranged with a view to comfort.
Foyer or saloon pariors. Hardwood trim through out; open plumbing, large closets, titled bathroom, dumbwaiters, etc. Can be seen any day.

W. A. A. BROWN, Owner.

40 ALREADY SOLD.

# HOMES.

or call on WILLIAM BERLINGER, (Corner Kenilworth and Germania place), junction of Flatbush and Nostrand avs., Brooklyn.

DETACHED DWELLINGS, BAY RIDGE.

To Rent, Flatbush.

Three story and basement brownstone, bay window rear; good order throughout. Keys at A. J. WALDRON, 1113 Bedford av.

Homes Built to Order. A Few

12 minutes from 34th Street: commutation 614 Cents, including ferriage to New York. Trolleys direct to 34th Street ferry, 5 Cents.
Streets macadamized, curbed, and flagged. Water and Gas. Houses steam heated, hardwood finish, open plumbing, and in every way built in the most substantial manner after modern design. Ready for immediate occupancy; 250 sold. Over 1,700 lots, all

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83.500-7 rooms and bath, two lots, 40x100. \$4,000-8 rooms and bath, two lots, 40x100. \$4,250-8 rooms and bath, two lots, 50x100. Jamaica and Jefferson Aves.,
OPEN SUNDAYS. RICHMOND HILL.

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FOR SALE.

J. F. SMITH, 46 Cedar st. N. Y.

Livingston, Staten Island, 40 minutes from city; 10 cent fare; all modern improvements; finely shaded streets; restricted against nuisances; fine residential lots; 5/x 125; \$500; terms to suit; money furnished to build. Take Brighton Heights or Shote trolley from St. George. CORNELIUS KOLFF, 50 Broadway, New York city.

HOUSES, furnished and unique sale.
Staten Island, to let and for sale.
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ONLY ONE LEFT.